

002.0

0002

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

USE VALUE:

1,111,300 / 1,111,300

ASSESSED:

1,111,300 / 1,111,300


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
68-70		MAGNOLIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: FOX MARY L/SHARON/ETAL	
Owner 2: TAYLOR ROBERT	
Owner 3:	

Street 1: 70 MAGNOLIA ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER

Owner 1: FOX MARY L -	
Owner 2: -	

Street 1: 70 MAGNOLIA STREET	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry:
Postal: 02474	Type:

NARRATIVE DESCRIPTION

This parcel contains 4,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 3025 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4000		Sq. Ft.	Site		0	80.	1.35	1									432,000						432,000	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	4000.000	678,500	800	432,000	1,111,300		1456
							GIS Ref
							GIS Ref
							Insp Date
							10/27/17

 Total Card / Total Parcel
 1,111,300 / 1,111,300

Entered Lot Size	Total Land:	Land Unit Type:

!145!

PRINT

Date	Time
12/10/20	16:00:50

Date	Time
01/18/18	10:12:28

apro	

145	

ASR Map:	

Fact Dist:	

Reval Dist:	

Year:	

LandReason:	

BldReason:	

CivilDistrict:	

Ratio:	

BUILDING PERMITS		ACTIVITY INFORMATION											
Date		Result											
10/27/2017		Inspected											
8/26/2017		MEAS&NOTICE											
2/3/2009		Meas/Inspect											
11/11/1999		Inspected											
9/22/1999		Mailer Sent											
9/22/1999		Measured											
7/1/1991													

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

